185.A	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,600 / 851,600
					USE VALUE:	851,600 / 851,600
					ASSESSED:	851,600 / 851,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUSCE JOSEPH A SR & MARY E/TR
Owner 2:	CUSCE FAMILY TRUST
Owner 3:	
Street 1:	90 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CUSCE JOSEPH A & MARY E -
Owner 2:	-
Street 1:	90 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .278 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2752 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12120.000	303,100		548,500	851,600
Total Card	0.278	303,100		548,500	851,600
Total Parcel	0.278	303,100		548,500	851,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.46 /Parcel: 309.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 131477

GIS Ref

GIS Ref

Insp Date 08/03/18

!14400!

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	303,100	0	12,120.	548,500	851,600		Year end	12/23/2021
2021	101	FV	291,500	0	12,120.	548,500	840,000		Year End Roll	12/10/2020
2020	101	FV	291,500	0	12,120.	548,500	840,000	840,000	Year End Roll	12/18/2019
2019	101	FV	265,900	0	12,120.	548,500	814,400	814,400	Year End Roll	1/3/2019
2018	101	FV	265,900	0	12,120.	462,300	728,200	728,200	Year End Roll	12/20/2017
2017	101	FV	265,900	0	12,120.	423,100	689,000	689,000	Year End Roll	1/3/2017
2016	101	FV	265,900	0	12,120.	360,500	626,400	626,400	Year End	1/4/2016
2015	101	FV	220,300	0	12,120.	313,400	533,700	533,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:56:11

LAST REV

Date	Time
08/30/18	14:38:27

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14400

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUSCE JOSEPH A	1477-9		8/11/2015	Convenience	1	No	No		
CUSCE JOSEPH A-	1382-122		4/16/2010	Family	1	No	No		
	921 2-1		6/1/1979		90,000	No	No		Y

USER DEFINED

Prior Id # 1:	131477
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2015	1412	Re-Roof	10,300		9/23/2015			Strip and re-roof.
2/21/2012	147	Redo Bat	12,000	C				renovate existng b
10/2/2002	846	Redo Kit	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	BS	Barbara S
11/12/2015	Permit Insp	PC	PHIL C
5/8/2012	Info Fm Prmt	MM	Mary M
10/31/2008	Meas/Inspect	345	PATRIOT
10/22/2008	Measured	355	PATRIOT
1/6/2000	Meas/Inspect	163	PATRIOT
7/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12120		Sq. Ft.	Site		0	70.	0.65	7									548,525						548,500	

Total AC/HA:	0.27824	Total SF/SM:	12120	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	548,525	Spl Credit		Total:	548,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.20732474
Const Adj.:	1.01605999
Adj $ / SQ:	122.671
Other Features:	95715
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413758
Depreciation:	110639
Depreciated Total:	303119

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

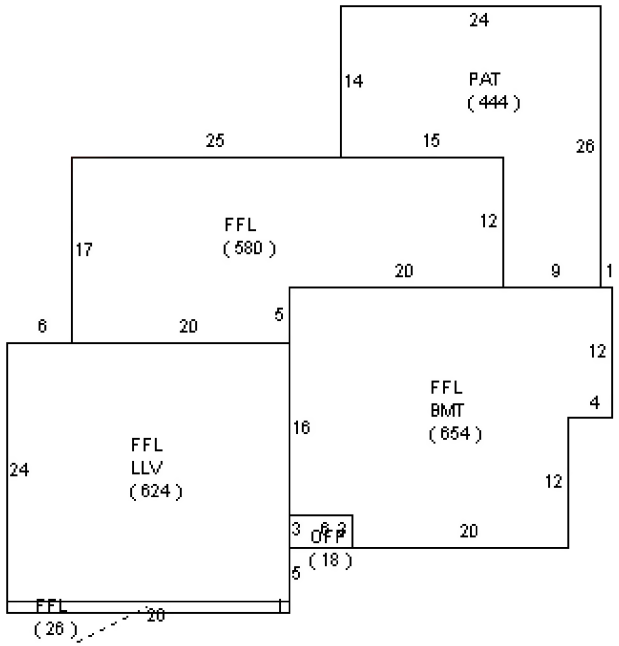
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	122.67
Special Features:	0	Val/Su Net:	83.64
Final Total:	303100	Val/Su SzAd	160.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,884	122.670	231,113
BMT	Basement	654	57.130	37,366
LLV	Lower Level	624	75.900	47,363
PAT	Patio	444	3.140	1,396
OFP	Open Porch	18	44.710	805

Net Sketched Area:	3,624	Total:	318,043
Size Ad	1884	Gross Area	3624	FinArea	2752
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	
LLV	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X16	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	